This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1290521 DEEDQC
06/26/2025 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250626-0050462

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 26 day of JUNE, 2025

Notary Public

My Commission expires 1/25/26

ED RUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
The Malone Living Trust
6419 Hanover Drive
San Jose, CA 95129

SEND TAX BILLS TO:
The Malone Living Trust
6419 Hanover Drive
San Jose, CA 95129

MAP AND PARCEL NUMBER: 161060A10900CO

QUITCLAIM DEED
25NT00566

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

James Malone and Diana Malone, husband and wife

By these presents do remise, release and **QUITCLAIM** unto

The Malone Living Trust

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Unit 109 on the plan of Oakhill Townhomes, a Planned Unit Development, Phase 2, Lot 2 as shown as Exhibit "A-1" to the First Supplemental Declaration to the Declaration of Protective Covenants, Conditions Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Malone and Diana Malone, husband and wife from Trevor J. Garrett, unmarried, by Warranty Deed dated 08/21/2015 and recorded 08/26/2015 in Instrument No. 20150826-0086334, Register's Office of said County.

This is an improved property commonly known as: 1526 Hamden Dr, Nashville, TN 37211-5875

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of _____, _____.

James Malone DIGITALLY SIGNED 06/26/2025 10:35 AM CDT

James Malone

State of TN, Davidson }
County of _____ }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James Malone,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 06/26/2025 10:39 AM CDT

Notary Public

My Commission expires: _____/_____/ _____.

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Diana Malone DIGITALLY SIGNED 06/26/2025 10:37 AM CDT

Diana Malone

State of TN, Davidson }
County of _____ }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Diana Malone,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 06/26/2025 10:39 AM CDT

Notary Public

My Commission expires: _____/_____/ _____.

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Tennessee Certification of Electronic Document

I, Shawn Stevens do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/26/25 (date of document).

Affiant Signature

6/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 of JUNE, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26